

SAN ANTONIO PLANNING COMMISSION -MINUTES

April 28, 2010

2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the North Sector Plan (Planning and Development Services)

2. 2:05 P.M.– Call to Order, Board Room

3. Roll Call – *Present: Hartman, Limon, Chao, Briones, Lindhorst Martinez, Sherrill, Rodriguez* *Absent: Burke*

4. Citizens to be heard: – *None at this time.*

5. PUBLIC HEARINGS

Chair opened public hearing.

REPLATS W/ WRITTEN NOTIFICATION:

A. 080544

Woods of Alon Unit 2 PUD

(On the south side of Northwest Military Highway, east of Alon Loop)

B. 090308

Sonoma Verde Unit 4 Phase 5 Enclave*

(On the east side of Cedar Knoll Drive, west of Branson Falls)

C. 100150

Thomas Clark High School BSL

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(On the south side of DeZavala Road, east of IH-10)

Tina Ortiz – Spoke in opposition of item 5B&7.

Leann McClure – Spoke in opposition of item 5B&7

Chair closed public hearing

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEM(S) 6-8 HELD ABOVE:

- 6. **080544 Woods of Alon Unit 2 PUD**
 (On the south side of Northwest Military Highway, east of Alon Loop)
- 7. **090308 Sonoma Verde Unit 4 Phase 5 Enclave***
 (On the east side of Cedar Knoll Drive, west of Branson Falls)
- 8. **100150 Thomas Clark High School BSL**
 (On the south side of DeZavala Road, east of IH-10)

PLATS:

- 9. **090320 Bridgepoint Unit 1 Enclave**
 (On the south side of Triana Parkway, east of Bandera Road)
- 10. **090242 Solana Ridge Unit 7A**
 (On the west side of Sol Trace, South of Milky Way Dawn)
- 11. **090272 Alamo Ranch Unit 31B Enclave**
 (Extending Galveston Trail south from Unit 31A)
- 12. **100037 R.E.M.**
 (On the south side of Nacogdoches Road, north of Naco Perrin)

Tina Ortiz - Spoke in opposition of item 5B&7.

Leann McClure - Spoke in opposition of item 5B&7.

Motion: Commissioner Martinez to approve consent agenda less items 5B&7, 9, and 10.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion passes

INDIVIDUAL CONSIDERATION

- 7. **090308 Sonoma Verde Unit 4 Phase 5 Enclave***
 (On the east side of Cedar Knoll Drive, west of Branson Falls)

Brian Parker - (Plat Engineer) Answered commissioner questions.

Mike S. - (Plat Engineer) Answered commissioner questions.

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

Motion passes

9. 090320 Bridgepoint Unit 1 Enclave
(On the south side of Triana Parkway, east of Bandera Road)

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion passes

COMPREHENSIVE MASTER PLANS:

19. PA10011 - Public hearing and consideration of a resolution amending the land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.2053 acres located at 1815 and 1835 Hammond Avenue from Medium Density Residential land use to Community Commercial land use. (Planning and Development Services Department by Loretta N. Olison)

Motion: Commissioner Limon to follow staffs recommendation for denial.
Second: Commissioner Sherrill
In Favor: Hartman, Rodriguez, Limon, Sherrill, Lindhorst, Chao, Martinez
Opposed: Briones
Motion passes

20. PA10014 - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres located at 1402 W. Olmos Drive from Urban Low Density Residential land use to Neighborhood Commercial land use. (Planning and Development Services Department by Tyler Sorrells)

Jerry Arredondo - (Applicant) Presented and answered commissioner's questions.
Janie Brock - Spoke in favor.
Motion: Commissioner Chao to follow staffs recommendation for denial.
Second: Commissioner Sherrill
In Favor: Hartman, Rodriguez, Sherrill, Lindhorst, Chao,
Opposed: Briones, Limon, Martinez
Motion passes

VARIANCES and APPEALS:

13. 10-002 Dove Creek (PUD Plan)
(On the west side of Loop 1604, north of Dove Canyon)

Bobby Perez - (Rep. of applicant) Spoke to the board requesting conditional approval.
Robert Brock - (Bexar County) Answered commissioner's questions.
Motion: Commissioner Lindhorst to follow staffs recommendation for conditional approval.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion passes

14. 10-IV-003 Mary Garza (Individual Variance)
(On the north side of Huebner Road, east of Oakland Road)

Mary Garza - (Applicant) Presented and answered commissioner's questions.
Motion: Commissioner Martinez to follow staffs recommendation for denial.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion passes

10. 090242 Solana Ridge Unit 7A
(On the west side of Sol Trace, South of Milky Way Dawn)

Commissioner Lindhorst has left the meeting at 3:36 PM.

Motion: Commissioner Sherrill to follow staffs recommendation for approval.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Recusal: Commissioner Lindhorst

Motion passes

15. 050516 Pleasanton Farms (Time Extension)
(On the east side of Pleasanton Road, north of Southeast Loop 410)

Salah Diab - (Applicant) Answered commissioner's questions.

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Briones

In Favor: Unanimous

Opposed: None

Motion passes

16. 060397 Triana Unit 3A (Time Extension)
(The extension of Triana Parkway east from Bandera Road)

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion passes

17. 070613 Umbell Oaks Unit 4 (Time Extension)
(On the west side of Vance Jackson Road, at Presidio Parkway)

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.

Second: Commissioner Chao

In Favor: Unanimous

Opposed: None

Motion passes

18. ~~10-02-005~~ ~~Carmel Canyon~~ (Rights Determination Appeal) **PULLED**
(Near the intersection of Culebra Road at FM 1560)

OTHER ITEMS:

21. Approval of the minutes for the April 14, 2010 Planning Commission meeting

Motion: Commissioner Briones to approve the April 14, 2010 minutes as written.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion passes

22. Director's report – Chris Looney

SIMS project on S. Main Ave. was approved by City Council on April 15, 2010.

23. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

24. **ADJOURNMENT** - There being no further business, the meeting was adjourned at 3:45 pm.

ATTEST:

Executive Secretary:



APPROVED:

Chair:

